067.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,168,600 / 1,168,600
					USE VALUE:	1,168,600 / 1,168,600
					ASSESSED:	1,168,600 / 1,168,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVELL NIA M & JULIAN R
Owner 2:	
Owner 3:	
Street 1:	127 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN LAURIE TRUSTEE -
Owner 2:	SUMMER STREET REALTY TRUST -
Street 1:	127 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,035 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Vinyl Exterior and 2986 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11035.000	695,400		473,200	1,168,600
Total Card	0.253	695,400		473,200	1,168,600
Total Parcel	0.253	695,400		473,200	1,168,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.33 | /Parcel: 391.3

Legal Description

User Acct 256099

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	706,000	0	11,035.	473,200	1,179,200	1,179,200	Year End Roll	12/18/2019
2019	101	FV	532,200	0	11,035.	439,400	971,600	971,600	Year End Roll	1/3/2019
2018	101	FV	532,200	0	9,542.	413,200	945,400	945,400	Year End Roll	12/20/2017
2017	101	FV	532,200	0	9,542.	362,300	894,500	894,500	Year End Roll	1/3/2017
2016	101	FV	532,200	0	9,542.	330,500	862,700	862,700	Year End	1/4/2016
2015	101	FV	521,400	0	9,542.	292,400	813,800	813,800	Year End Roll	12/11/2014
2014	101	FV	520,900	0	9,542.	276,500	797,400	797,400	Year End Roll	12/16/2013
2013	101	FV	520,900	0	9,542.	263,200	784,100	784,100		12/13/2012

!14890!

PRINT

Date	Time
12/11/20	04:40:31

LAST REV

Date	Time
10/09/18	10:34:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAHAN LAURIE	46549-287		11/28/2005		804,000	No	No		
SMITH AUSTIN L	37440-085		12/20/2002		80,000	No	No		SUBDIV 6 ROCKMONT

USER DEFINED

Prior Id # 1:	43081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2014	138	Redo Bat	8,525	C				
11/18/2011	1520	Redo Bat	12,000					NEW TUB & SEPARATE
12/13/2002	1021	New Buil	160,000	C		G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
4/4/2018	Info Fm DEED	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	163	PATRIOT
4/27/2006	MLS	BR	B Rossignol
3/22/2006			
9/7/2004	Inspected	BR	B Rossignol
7/8/2004	Data Entry	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11035		Sq. Ft.	Site		0	70.	0.61	12			Med. Tr	-10					473,163						473,200	

Total AC/HA: 0.25333 | Total SF/SM: 11035 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,163 | Spl Credit | Total: 473,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Very Good
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02878785
Const Adj.:	1.04989493
Adj $ / SQ:	135.015
Other Features:	165847
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705962
Depreciation:	10589
Depreciated Total:	695373

COMMENTS

OF=SPARATE SHOWER & XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

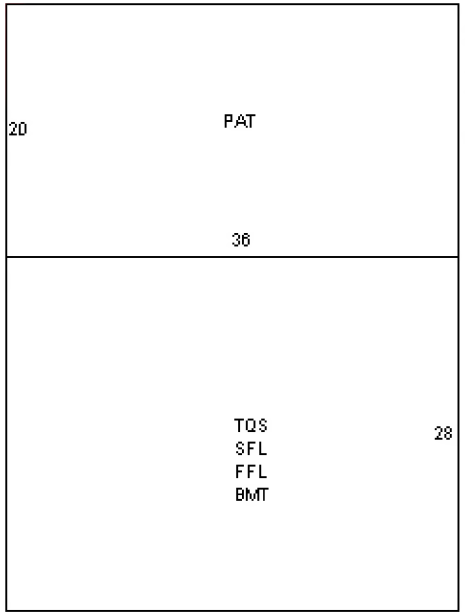
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.37
Special Features:	0	Val/Su Net:	154.53
Final Total:	695400	Val/Su SzAd	250.87

SKETCH



Sum Area By Label :
TQS = 1008
SFL = 1008
FFL = 1008
BMT = 1008
PAT = 720

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	51.040	51,444
FFL	First Floor	1,008	135.010	136,095
SFL	Second Floor	1,008	135.010	136,095
TQS	3/4 Story	756	121.510	91,864
PAT	Patio	720	2.910	2,095

Net Sketched Area:	4,500			Total:	417,593
Size Ad	2772	Gross Are	4752	FinArea	2986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
TQS	100	UNF	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	